



EL BOSAL RANCH

PRIVATE - PRESTIGIOUS - HOME

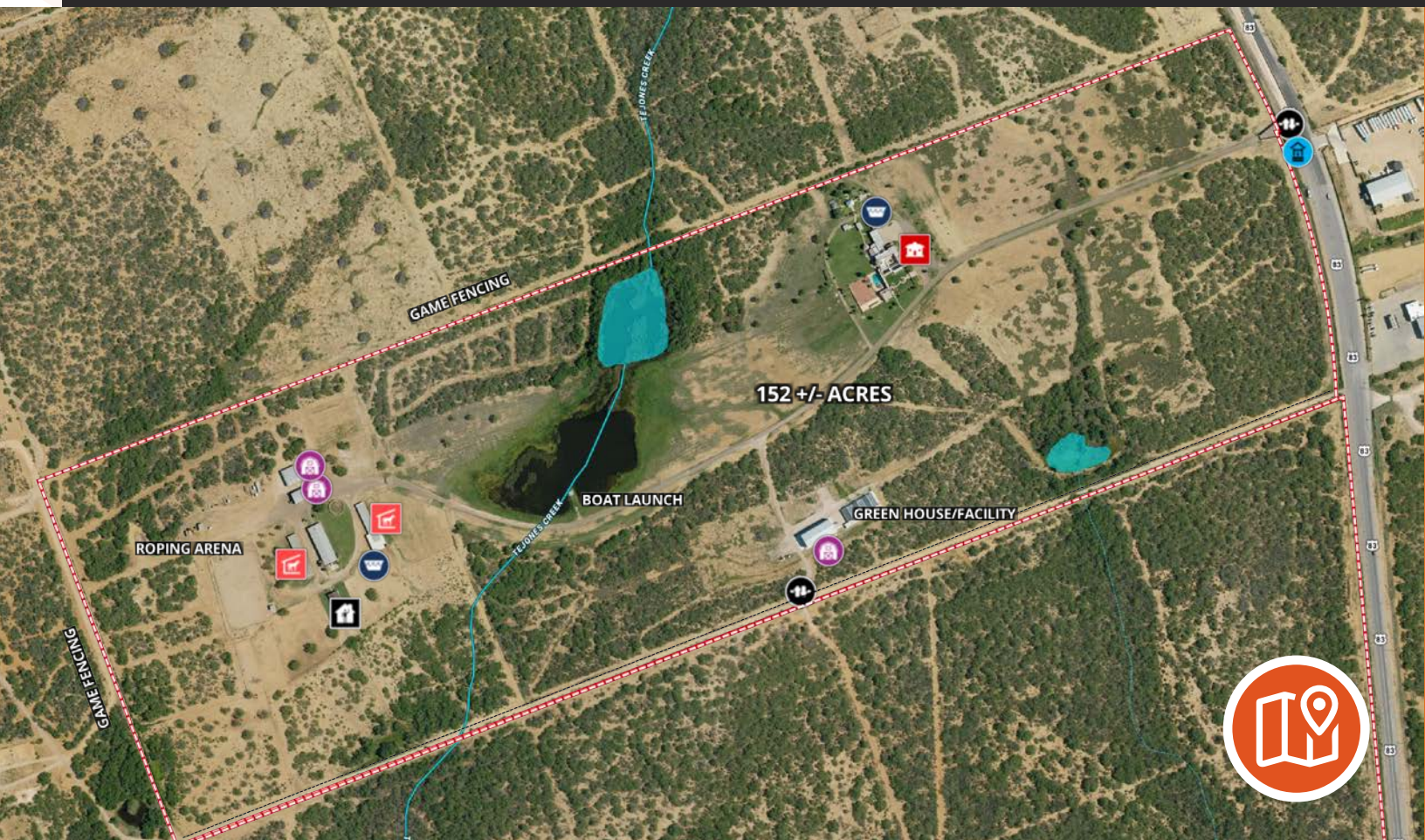


DESCRIPTION

This property is one of the most prestigious Horse Properties in South Texas! If you are looking for a life estate that you and your family can live on and enjoy, this is it! This property is perfect as a private homestead

to enjoy with your personal guests or as a special event center for large public gatherings. The property has several large gathering areas that are perfect for corporate entertainment, weddings, or private dinners with 100 of your closest friends. There is an additional wildlife managed 700 +/- acres that can also be purchased if you are looking for a premier hunting and recreational ranch to go along with this fabulous Estate. Please contact us for additional information. This Estate is truly a must see to appreciate!

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LOCATION

18 Miles North of Laredo on IH-35, 8 Miles North on HWY 83N. 140 Miles from San Antonio, TX. 153 Miles from Corpus Christi, TX. 324 Miles from Houston, TX.

Note: This write-up may contain errors and omissions and is for information purposes only. The above information has been deemed correct but is not guaranteed and is subject to changes, corrections, and or withdraws from the market with no prior notice. Buyers Broker or Agent must be present at first showing or the payment of commission will be at the discretion of Listing Broker.

HABITAT

The property has several brush species that provide cover and forage for wildlife. Most of the property consists of Copita fine sandy loam, which is suitable for grazing and light cultivation. The property is rolling with a 40' elevation change from East to West. A portion of the property has been cleared and cultivated.

IMPROVEMENTS

The Main House is over 8,000 sq. ft. with 5 bedrooms, 4 baths, 2-half-baths, formal dining, family room, 2 studies, gym, and Theater Room. The Main House also has 5 car garages, storage rooms throughout, 2 outdoor kitchens, 2 court yards, guest house with game room, swimming pool, and lighted basketball court. Surrounding the Main House is a large gathering area with a pavilion along with separate bathroom facilities. Down from the Main House is a 7,500 sq. ft. barn/storage facility along with a separate climate controlled commercial greenhouse equipped with offices.



Horse recreation on this property is second to none! The property has a full tack room with office, grain storage room, 2 wash bays, stalls with turnouts and automatic water troughs. Located next to the tack room is a large, covered pavilion with a commercial outdoor kitchen and bathroom facilities equipped to handle a large crowd for your next horse event. Also located near the facility is a foreman's house, equipment barns, and hay storage barn. One of the crown jewels of this horse property is the lighted riding/roping arena. The arena is fully equipped with hydraulic shoot, scale, arena watering system, and pipe fencing. The entire horse facility is lit with underground electrical service throughout.

WILDLIFE

The ranch has a variety of wildlife that includes wild hog, dove, duck, and 200 B&C class Whitetail deer.

WATER

The property has 3 water wells averaging 30-40 gpm. Also on the property are 2 large water storage facilities along with a robust RO System servicing the Main House. The ranch has a 4-acre Stock Tank that is situated on Tejones Creek. The property is also part of the Legacy Water District with metered water being available in the future.



PRICE

\$7,300,000.00

OTHER

Minerals will not convey. Equipment and Livestock may be purchased separately. NDA and Release Form will need to be executed before viewing the property.

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Compass Performance Services, LLC.</u>	<u>9006462</u>	<u>Jay@CompassSTX.com</u>	<u>(956) 237-8075</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>James W. Puig, Jr.</u>	<u>0480796</u>	<u>Jay@CompassSTX.com</u>	<u>(956) 237-8075</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Compass Performance Services 815 E Calton Laredo, TX 78041
James Puig

Phone: (237)480-8200 Fax:

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